

PROPOSED MINUTES

LAKETOWN TOWNSHIP  
4338 BEELINE ROAD  
ALLEGAN COUNTY  
HOLLAND, MI 49423  
(616) 335-3050

COMBINED MEETING  
OF THE  
PLANNING COMMISSION  
AND THE  
DOWNTOWN DEVELOPMENT AUTHORITY

January 7, 2009

ARTICLE I. CALL TO ORDER

Chairman Bob Cook called the regular monthly Planning Commission meeting to order at 7:00 P.M. The Downtown Development Authority joined the Planning Commission meeting this month.

MEMBERS PRESENT: Bob Cook, Bob Slikkers, Ed Stielstra, Linda Howell, Al Dogger

MEMBERS ABSENT: None

Al Meshkin called to the special Downtown Development Authority meeting to order at 7:03 P.M.

MEMBERS PRESENT: John Lamb, Bob Schaftenaar, Marcia Perry, Dick Darby, Steve Schilling, Ken Draisma, Al Dogger, Al Meshkin

MEMBERS ABSENT: Peter Ta

STAFF PRESENT: Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Commission reviewed the minutes of the December 3, 2008 meeting. Following discussion, **a motion was made by Bob Slikkers and seconded by Al Dogger to approve the minutes as written. UNANIMOUS DECISION – MOTION APPROVED**

The DDA reviewed the minutes of the December 3, 2008 meeting. **Following discussion, a motion was made by Steve Schilling and seconded by John Lamb to approve the December 3, 2008 meeting minutes.**

### ARTICLE III. OLD BUSINESS

#### A. 64<sup>TH</sup> STREET BAKERY SPECIAL USE PERMIT AMENDMENT

Elizabeth Smith / 64<sup>th</sup> Street Bakery and Café / Hidden Treasure Antiques, owner or agent of property located at 3604 64<sup>th</sup> Street, that being tax parcel #0311-200-001-00, requests an amendment to the existing special use permit to expand the bakery and café, have alcohol sales, have an outdoor flea market, extend the building, and have indoor sale of antiques on the upper level.

Sue Koeman explained that extenuating circumstances have prohibited attendance at previous meetings and also delayed the business's schedule. Chairman Bob Cook stated that the item would remain on the agenda.

#### B. ZONING ORDINANCE DISCUSSION

John Jackson of McKenna and Associates gave a brief overview of the topics to be covered in the slide presentation and gave instructions on how to complete the Visual Preference Survey during the presentation. The presentation included 28 slides for review and preference evaluation. The survey will provide feedback from the Commission and meeting attendees on their preferences to the proposed development options presented in the slides by McKenna and Associates for the Blue Star Highway Corridor. The slides covered building, parking, lighting, landscape and all facets of the development to be considered. A mixture of conventional and new life style center developments were presented.

Ken Draisma commented on the examples of the greenery shown in the slides and the fact that it is not applicable to Michigan climate. John Jackson responded that all slides shown were of sites in Michigan. Ken noted the issue of snow removal and the consideration for senior citizens shopping in inclement weather. Bob Slikkers also commented on the issue of snow removal and upkeep of the facility. John Jackson responded that it would be the responsibility of the facility management. Dick Darby commented that sometimes less landscaping that is maintained is better than more landscaping that is not maintained. Al Meshkin commented that a more aesthetic appearance may be a bigger draw. Marcia Perry stated that she is disappointed with the exercise because she did not see the things she would like to see in the development. She commented that the DDA is trying to establish what exactly is desired in the corridor. The slides did not address the industrial piece of the development. John Jackson acknowledged that he did not cover the industrial piece. Steve Schilling asked if there would be provisions for a four story building such as a hotel.

Al Meshkin noted that determining the height of the building is a topic to be addressed not only for the aesthetics but from a practical perspective relative to emergency response capabilities. The current ordinances do not allow for extreme height of buildings however both fire departments now have adequate equipment to deal with taller structures.

Ed Stielstra asked if there would be similar slides to address the industrial sites of the corridor. John Jackson responded that he would be able to provide that for the next meeting. Al Meshkin stated that it is not necessarily what the Township would “require” but what the Township would “encourage” as well. Ron Bultje clarified Al’s comment to intend not only the land uses but also the type of buildings. Al further commented that it is possible to mix in residential with commercial in the area of two story buildings. John Jackson stated it would also be possible to mix commercial entertainment with commercial offices. Ken Draisma noted the town of Pentwater as an example for review. Linda Howell commented on controlling the traffic speed in the development and the need to provide adequate distance from the highway which might be used as a thoroughfare. Al Meshkin suggested encouraging creative uses for the development. Dick Darby stated that it is important not to restrict developers so much that the creativity is lost. Bob Cook agreed that he is in favor of fewer restrictions. Al Dogger seconded that opinion and noted that in California there is a city committee that provides direction for developers. Al Meshkin commented on the intentions of a developer and the desires of the Township which would then allow appropriate ordinances to be applied.

John Jackson suggested having a P.U.D. option for the development and ordinances. The zoning ordinances should require the minimum level of standards for the development. Marcia Perry commented on the California model which is based on the master plan and the ordinances, all of which is not negotiable. Bob Slikkers commented that if a request is denied, the Commission provides a great amount of feedback to assist the requester in reaching an acceptable solution. Al Dogger asked if the ordinances could include items that would not be approved. Ron Bultje stated that the preference would be to state what is wanted and what is not wanted. Dick Darby agreed with the P.U.D. concept. Bob Cook stated that the current ordinance covers a P.U.D.

Ron Bultje stated that a P.U.D. chapter would include much more detail and flexibility.

#### ARTICLE IV. NEW BUSINESS - None

#### ARTICLE V. CITIZEN COMMENTS

Ellen Fitch of 3665 63<sup>rd</sup> Street commented that she has attended most of the meetings and after seeing tonight’s presentation, she feels it is important to include walking provisions, protection for agriculture and natural wild life. She questions whether a standard ordinance would address these

important issues.

ARTICLE VI. ADJOURNMENT

**A motion was seconded to adjourn at 8:03 P.M. UNANIMOUS DECISION – MOTION APPROVED**